

011.A

0001

0418.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

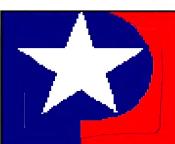
331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP	Unit #:	418
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Owner 1: BRENTWOOD REALTY PARTNERS LL

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	331,000			331,000		149422
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT

Parcel ID							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	102	FV	331,000	0	.	331,000	Year end
2021	102	FV	326,400	0	.	326,400	Year End Roll
2020	102	FV	317,200	0	.	317,200	317,200 Year End Roll
2019	102	FV	268,000	0	.	268,000	268,000 Year End Roll
2018	102	FV	221,900	0	.	221,900	221,900 Year End Roll
2017	102	FV	206,500	0	.	206,500	206,500 Year End Roll
2016	102	FV	206,500	0	.	206,500	206,500 Year End
2015	102	FV	186,400	0	.	186,400	186,400 Year End Roll

SALES INFORMATION

TAX DISTRICT								PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
CARR DAVID W/EX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No				
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots		99	No	No			
	18071-350		4/1/1987			No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA			

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.																	
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																				
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																				
Frame: 2	- Steel			1/2 Bath: 1	Rating:																				
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:																				
Sec Wall: 1	%			OthrFix: 1	Rating:																				
Roof Struct: 4	- Flat			OTHER FEATURES				RESIDENTIAL GRID																	
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1																	
Color: BRICK				A Kits: 1	Rating:			Level FY LR DR D K FR RR BR FB HB L O																	
View / Desir: N	- NONE			Frl: 1	Rating:			Other																	
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																	
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																	
Year Blt: 1971	Eff Yr Blt:			Location: F	- Front			Lvl 1																	
Alt LUC:	Alt %:			Total Units: 1				Lower																	
Jurisdct:	Fact: .			Floor: 4	- 4th Floor			Totals				RMs: 3	BRs: 1	Baths: 1	HB										
Const Mod:				% Own: 0.903699994				REMODELING				RES BREAKDOWN													
Lump Sum Adj:				Name: 16 - 6031				Exterior:	No Unit	RMS	BRS	FL													
INTERIOR INFORMATION				Phys Cond: AV	- Average			Interior:	1	3	1	0													
Avg Ht/FL: STD				Functional:				Additions:																	
Prim Int Wal: 2	- Plaster			Economic:				Kitchen:																	
Sec Int Wall: 1	%			Special:				Baths:																	
Partition: T	- Typical			Override:				Plumbing:																	
Prim Floors: 4	- Carpet			Total: 28.8	%	Electric:				Electric:															
Sec Floors: 1	%			CALC SUMMARY				Heating:	Totals																
Bsmnt Flr: 1				Basic \$ / SQ: 325.00				General:	1	3	1														
Subfloor: 1				Size Adj: 1.33798885				COMPARABLE SALES				SUB AREA													
Bsmnt Gar: 1				Const Adj: 1.00909925				Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL												
Electric: 3	- Typical			Adj \$ / SQ: 438.803								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Insulation: 2	- Typical			Other Features: 32751								GLA	Gross Liv Ar	716	438.800	314,183									
Int vs Ext: S				Grade Factor: 1.00																					
Heat Fuel: 3	- Electric			NBHD Inf: 1.34000003																					
Heat Type: 6	- Elec Base/B			NBHD Mod: 1																					
# Heat Sys: 1				LUC Factor: 1.00																					
% Heated: 100	% AC: 100			Adj Total: 464891																					
Solar HW: NO	Central Vac: NO			Depreciation: 133889																					
% Com Wal	% Sprinkled			Depreciated Total: 331002																					
MOBILE HOME				Make: 1	Model: 1			Serial #:	Year: 1			Color: 1					IMAGE				AssessPro Patriot Properties, Inc				
SPEC FEATURES/YARD ITEMS																PARCEL ID 011.A-0001-0418.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:					Total Special Features:								Total:											